

THE ESTATES OF TANGLEWOOD LAKES

HOA Meeting Minutes for July 6, 2022

The Meeting of the Board of Directors was held on July 6, 2022, via zoom. Notice of the Meeting was posted at the Association's entrance forty-eight hours prior to the meeting.

The following board members were present:

Jose Ockerman (Lot 071), Harry Stevens (Lot 072), Audrey Carballo (Lot 024), and Linda Elizalde (Lot 074)

The following guests were present:

Sandra Spence (Lot 003), Danielle Way (Lot 16), Doreen Small (Lot 066), and Michael Aronberg (Lot 14)

The following Miami Management representative was present:

Arleth Broderick, CAM.

I. Call to Order

Jose Ockerman called the meeting to order at 7:08 pm.

II. Approval of Minutes

Jose Ockerman motioned to have June 2022 minutes approved as amended with corrections and it was seconded by Audrey Carballo. Arleth requested to have April minutes signed promptly since she had to send to compliance officer for the shared sign removal.

June 2022 minutes were approved.

III. Treasurer's Report

Harry presented the following report:

As of 5/31 the account in Banco Popular has a balance of \$158,502.32, in Checking, \$210,782.34 in savings, plus CD's of \$165,852.79 for total funds in Banco Popular of \$535,137.45. We earned \$76.02 extra income, unexpected income of \$66.65 and \$0.00 in reimbursement income. We have accounts receivables over \$1.4 K which includes \$0.00 in legal fees, \$0.00 in unit repairs and violations of about \$1K. The total amount for collection is about \$435.

IV. Old Business

a. Delinquencies and Waiving of Fees:

Arleth states that reminder letters were sent out to owners who owed from \$69.67 to \$80.92 and Notice of Late Assessments were sent out to owners who owed \$119.98 to \$161.05.

b. Violations:

Arleth informs that Lot 102 has submitted ARC for the paint on 06/22/2022. Attorney was advised.

Lot 77 – house was painted but ARC not submitted. Arleth informed attorney. Attorney advised that a demand letter will be sent to owner to provide paint house architectural request.

c. ARC Report

- Lot 1 request to widen driveway approved on 06/18/2022
Approval granted.
- Lot 7 has three requests:
 - Fence Replacement – Approved on 06/09/2022
 - House Paint - Approved on 06/09/2022
 - Tree removal - Approved on 06/09/2022
- Lot 14 requested to paint house on 06/22/2022 and was denied. Owner asked to submit new colors.
- Lot 40 requested permission to remove dead tree. Conditional approval provided on 06/09/2022.
- Lot 32 request submitted to paint house and add plastic door. Approved on 06/17/2022.
- Lot 62 request for painting house was approve on 06/09/2022.
- Lot 102 has a violation for not painting property. Owner submitted request for house paint on 06/22/2022. Pending approval by board.
- Lot 89 submitted request to paint and re-roof property on 06/09/2022. Approved on 06/27/2022.
- Lot 95 submitted request to install pool on 06/20/2022. Request was approved on 06/27/2022.
- Lot 15 submitted request to install pool on 06/20/2022. Request is still under review.

d. Entrance Project Update:

Jose asks if there are any updates. Arleth states that Robert Gutierrez received notification from the City of Pembroke Pines Permit Department that they are

requiring the plans to be updated by Shane Munson (civil engineer) from Munson Design & Consulting. Signed contract sent to MDC along with permit requirements on 06/16/2022. Civil engineer provided revised civil plans and they were forwarded to general contractor and permit manager. Civil engineer will send the signed and sealed civil plans to City of Pembroke Pines.

V. New Business

a. Gate Access Clicker Update

Arleth stated that Diamond Gate has provided 20 clickers tested by Harry. The clickers will be used in numerical order beginning with clicker 551 and ending with clicker number 570. Harry states that there is now custom programming to assist keeping up the number. Jose states that a big batch should be purchased next time. Harry says that clickers are purchased approximately once a year.

b. Shared sign update

Arleth states that she sent the signed April minutes to the compliance officer from the City of Pembroke Pines. They were very grateful. Jose states "groovy".

c. Mailbox Repairs and issues

Arleth emailed Beautiful Mailbox and requested that they bring a dozen spring hinges so that they can check and replace the damaged ones in the community. A company representative will come by to do drive through to note which addresses need replacement hinges.

- i. Lot 27 and Lot 28: Harry states that this is a shared double mailbox that is tilted since the base is busted. Jose states that it's the new guy from New York. Arleth states that she will have to submit a work order. Arleth says she needs the name. Jose states that the new owner is David Rhulane Davis and Iris Davis. Since Beautiful Mailbox is scheduled for next week, Arleth will submit tomorrow.
- ii. Lot 40: Jose states that homeowner stopped him to inform that hinge was needed and that they hadn't been able to reach Arleth directly. Arleth confirms that she had received this request and that work order had been placed. Arleth states that door is broken and will not close and that unknown how it was damaged.

d. Corrected Bill Tree Removal

Arleth states that Lot 44 would be charged \$800 for removal of the tree by AJ Lawn Masters. The owner of Lot 44, as per previous manager's email dated June 15, 2021, agreed to pay \$385 for the fallen tree at the lake (which is \$350.00 plus \$35 for admin fees). She wants to know what the board suggests. Harry says to charge the \$800 since the homeowner as had over a year to

remove the tree. Harry puts forward the motion and Linda seconds. The board approves moving forward with charging the homeowner of Lot 44 the \$800. Jose states that if there are any issues for Arleth to bring back to the board.

e. Hurricane Preparedness Proposal

Jose states that a revised agreement from Lawn Enforcement was received. Arleth states that she put in the wording agreed upon from last meeting of setting a limit up to \$1000.00 and anything greater would need board approval. Arleth to send to the Board for signature and then to send on to company.

f. Drain Inspection Proposals

Jose received the \$12,000 proposal. Harry states that PCI was roughly the same amount of money. He wanted to bring up that they are actually plugging up on end of thing and pumping it out so that you can do everything. Arleth states it is so that they can see it. Harry says that he went back to look at the budget. He says that the Drain Cleaning Inspection Certification is due next year. Harry states that if both things can be tied back together (the cleaning and certification) that would add about \$6000 to the budget. Arleth comments that she believes that the certification is in 2024. Harry says no but he will have to go back to check. Arleth says that the actual paperwork states 2024. Harry explains that it was done a year late. The actual work was done a year earlier. Arleth to make a note of this to make sure it was in the budget next year. Harry says his idea is to the cleaning with the inspection. He assumes it will be about \$20,000.

Jose agrees that it must be done. He states that the precipitous to this is the fact that if issues are found with the drain that coincide with lines that are supplied by the city, then it's a city problem and their liability to repair and removes liability from association. Harry says that that is a different thing since the association is only doing the communities drains. Jose says that part of the inspection is to see if there are leaks from one of those lines. Harry says that all they are looking for is cracks in the community's drains. Jose stays that if there is leakage from the city lines it could be indicative of why there are those depressions. He wants to make sure that it was not coming from the city lines. Harry thinks it might be more likely that the leaks are coming from the community.

Jose says that they are rolling over, but Harry says no. Harry says to reach out to the two companies and let them know that certification is due next year and how about add this to that. So, they are to add drain cleaning and certification. Arleth will send out the request to each.

g. 2021 Taxes

Arleth states that the property account followed up with accounting firm. He was informed that Steve Gladstone is away, and they should have something by July 8th. Arleth will follow-up to see where they are at with that.

h. Street Sweeper

Harry suggests that the community look into getting a street sweeper for after 4th of July next year. He says that he still has remnants.

i. Sound Disturbance

Jose states that one homeowner expressed concern with the volume of the fireworks. It is not about the amount but the percussion of the fireworks. They were upset that it was too loud and not part of the association (the loudness or volume). Jose expressed compassion considering that he has a two-year old, but he informed them that it is not illegal. There was a law passed. It was expressed that people should know better and be more cognizant of the neighbors. Harry wants to know where in the association documents states that this is a quiet neighborhood. Jose says that since traditionally this has been a quiet neighborhood, it has set a precedent in the homeowner's mind that it should be so always. Harry states that this a null point. He says that there was one complaint out of 132 homeowners.

Sandra also remarked that it was very loud, and this was the first time in all her years here. Jose investigated that there was someone with a higher grade – roman candles that sounded like a bomb. Audrey states it's once a year and so it should be expected, and she has no problem with it. Consensus that this is not against the law, and it only happens once a year.

VI. Open Forum

a. Ice Cream Social:

Jose is waiting for a call back from Edwin @ Cold and Creamy. As soon as he receives a response, he will send out email to the board. Jose informs Danielle of the concept about the get together.

b. Gate and ARC:

Danielle wants to know about the front gate and if she can see the plan. Arleth give her an update and will share the plan with her. She wants to know if ARC has been received.

Michael asks about his ARC for Lot 14. Arleth states that it hasn't been received and that she goes once a week. He says that they resubmitted with new color.

c. Newsletter

Sandra asks if there are any topics in specific that the board would like to address in the upcoming newsletter. Audrey states that it is hurricane season and preparedness. Jose says that there are several homeowners that are not running the sprinklers. He is not sure why and if it's the expectation of rain. There is a lot of dead grass and there is a lot of yard maintenance needed. It is also suggested to put something about street sweeping. Another topic is no blocking of the street.

d. Street Sweeper

Jose suggests that Arleth book for the following week and next year.

e. Other

Audrey states that end of her street (Lot 26), there is a big SUV that is straddling the sidewalk. She has seen it more than once but has not been able to take a picture.

V. Adjournment

With no further business to be discussed, Audrey motioned to adjourn the meeting. Jose seconded. Meeting adjourned at 7:50 pm.

Respectfully Submitted,
Audrey Carballo
Vice President/Interim Secretary
Estates of Tanglewood Lakes Homeowners Association

I hereby certify that the Minutes of July 6, 2022, have been approved without corrections.

Date:_____ Signature: _____ Title: _____